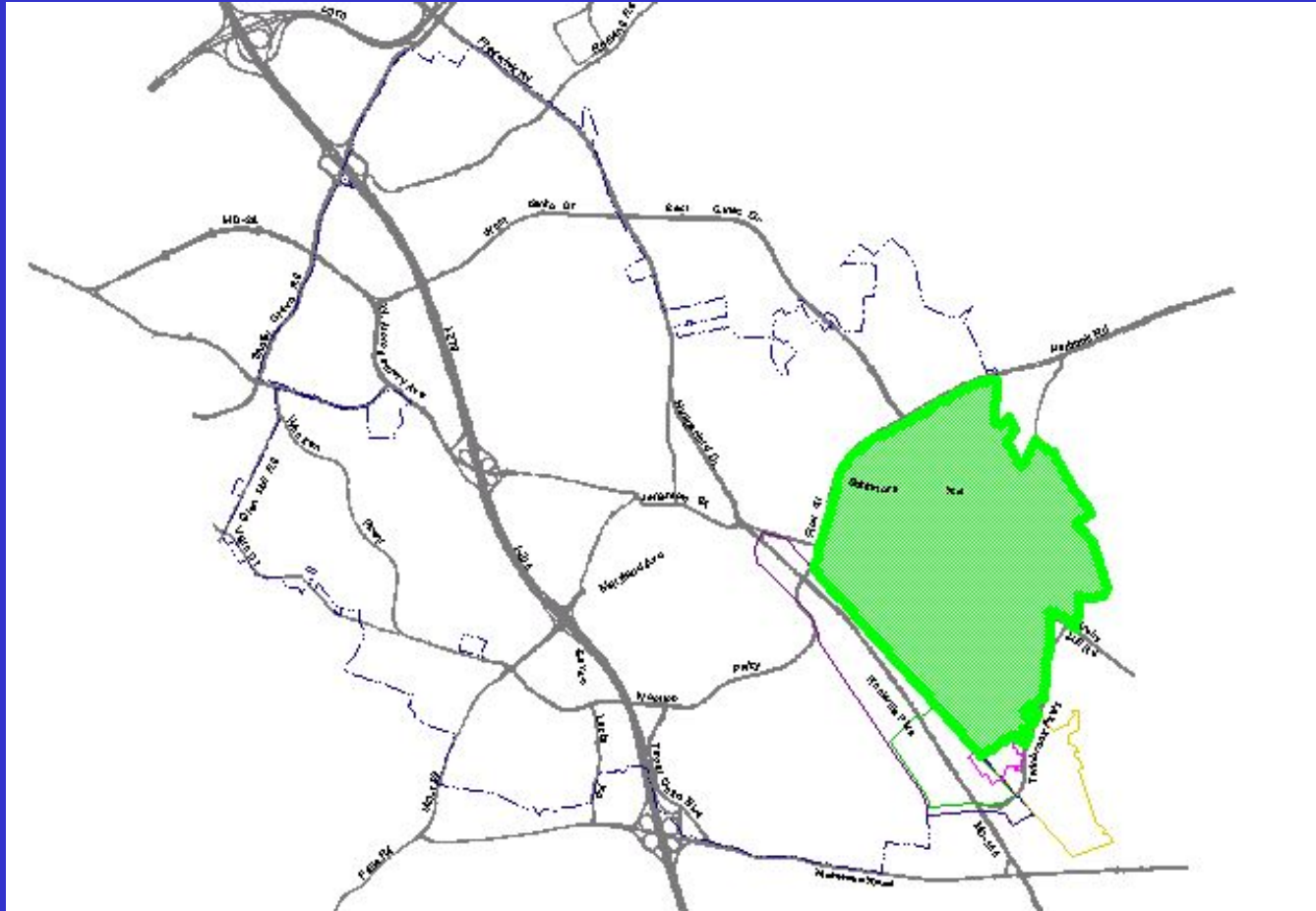




# Twinbrook Neighborhood Plan



City of Rockville

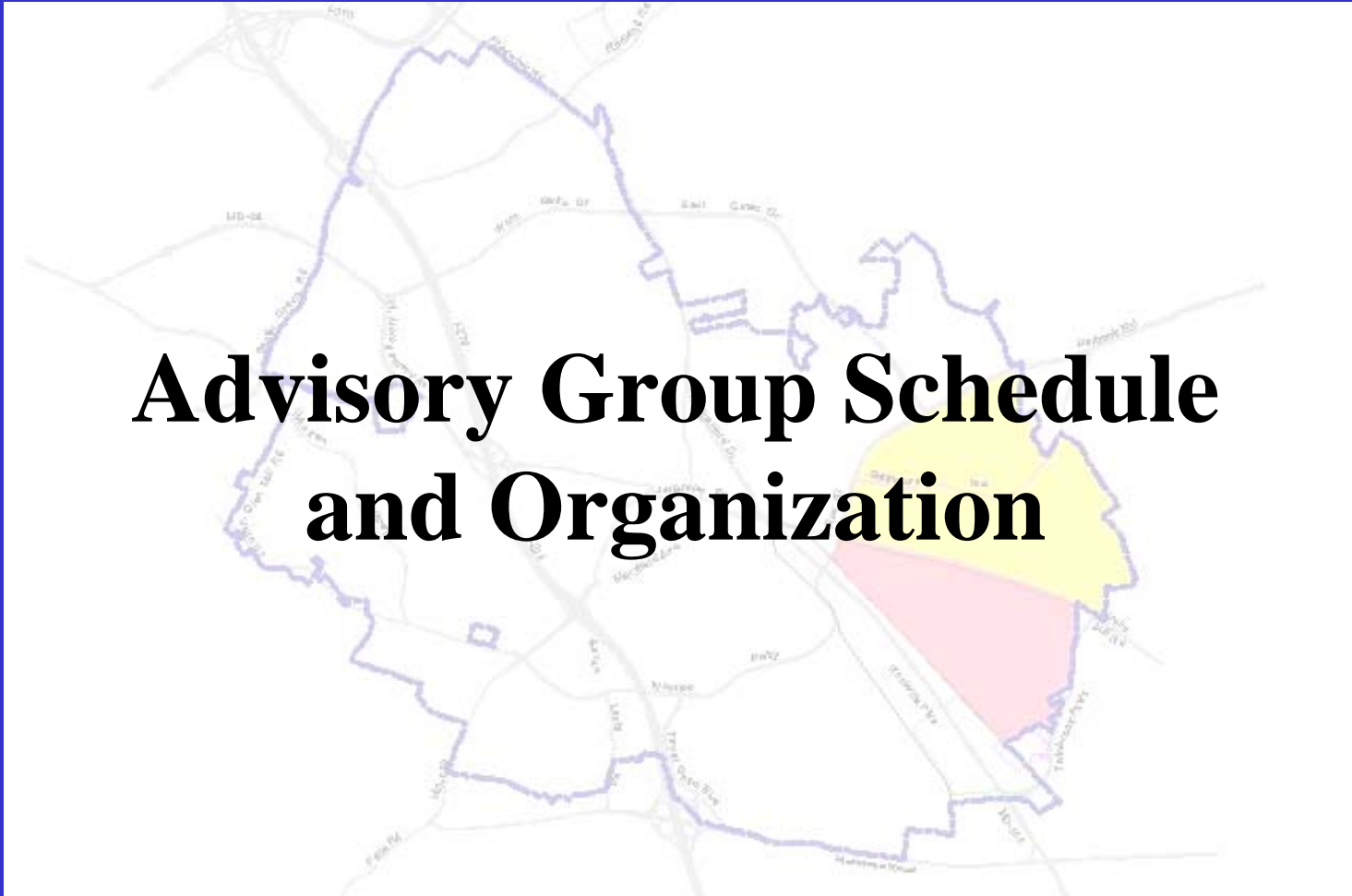


# **“What Twinbrook represents to me”**

**A Few words that describe what Twinbrook means to me**



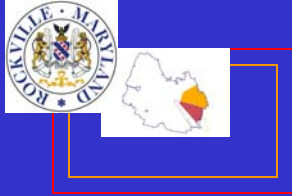
# Advisory Group Schedule and Organization





# Proposed Planning Process

- **Assemble Resource Team**
- **Outreach to Target the Community**
- **Community Workshops**
- **Advisory Group Appointment and Formation**
- **Drafting of Plan and Recommendations**
- **Neighborhood Meetings to Review Draft plan**
- **Final Draft completed and Approved**
- **Planning Commission Public Hearing and Approval**
- **Mayor and Council Public Hearing, Review and Adoption**



## Proposed Advisory Group Schedule

•April 7, 2005	Organization
•April 21, 2005	Organization
•May 5, 2005	Housing
•May 19, 2005	Community Services
•June 2, 2005	Parks and Recreation
•June 16, 2005	Environment
•July 7, 2005	Neighborhood Land Use
•July 21, 2005	Non-Residential Land Use
•August 4, 2005	Preservation and Conservation
•August 18, 2005	Transportation
•September 1, 2005	Transportation (continued)
•September 15, 2005	Revitalization
•October 6, 2005	Strategic Action Plan

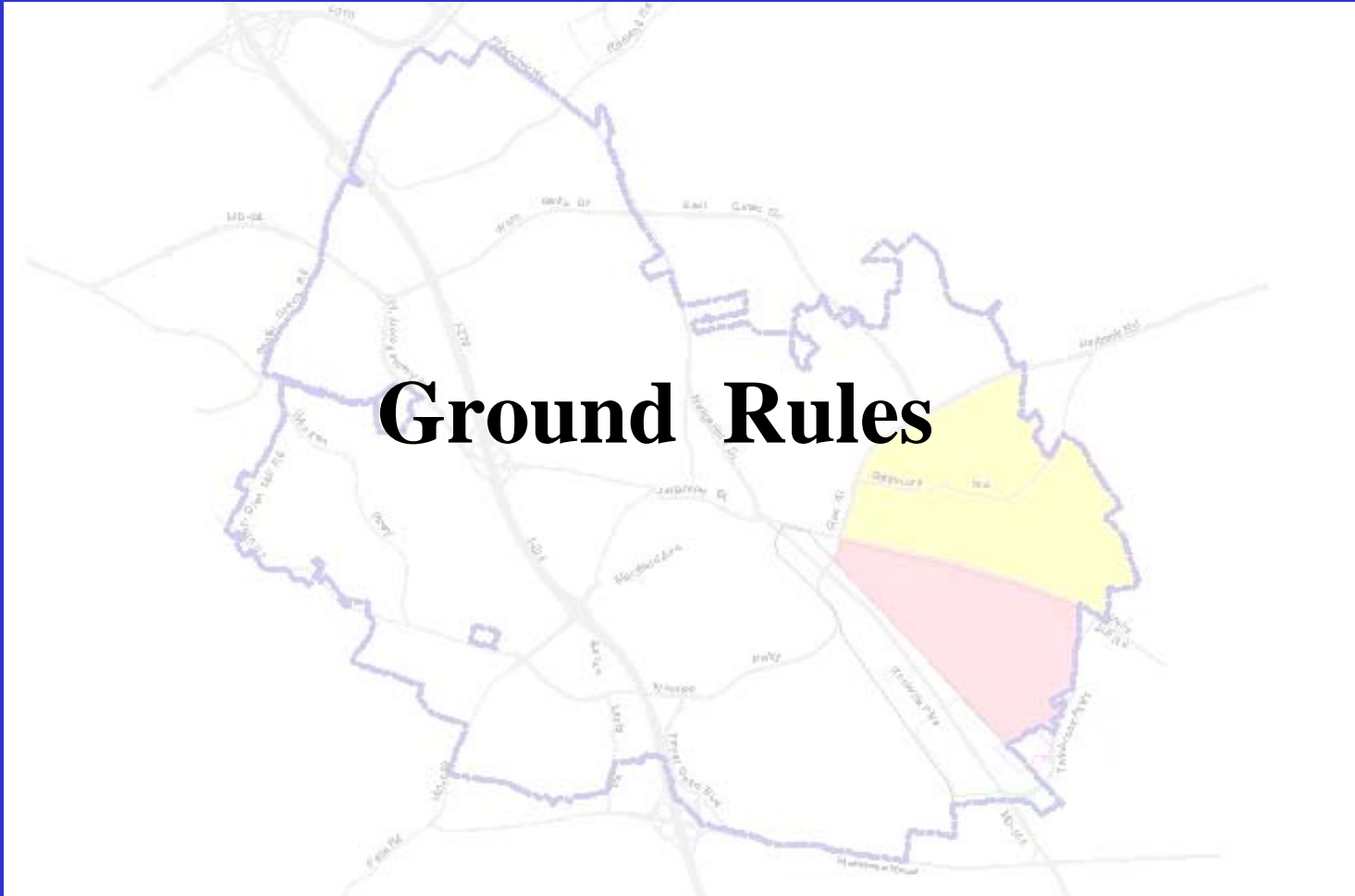


# Administrative Items





# Ground Rules









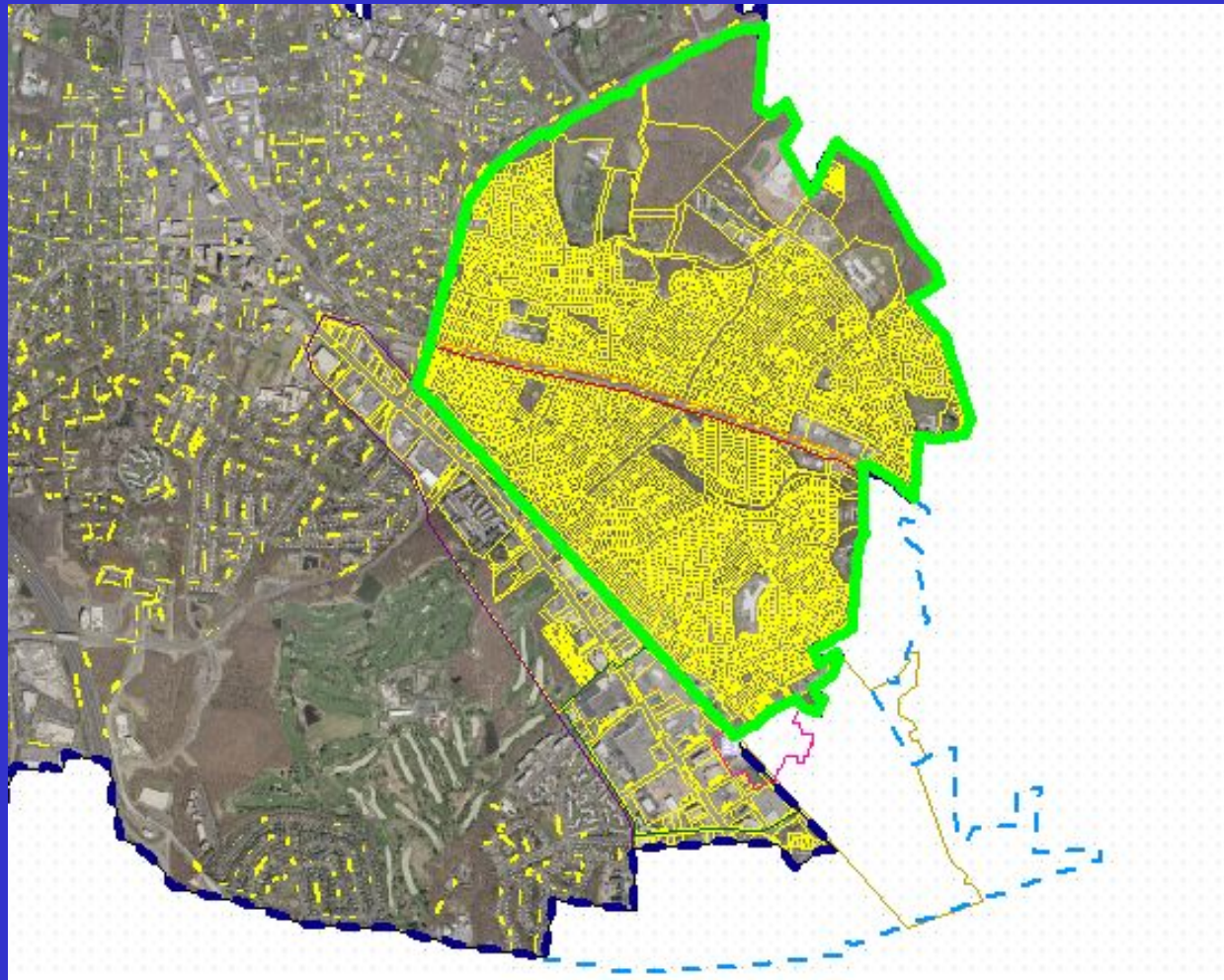


# What is a Neighborhood Plan?

- **The City's Master Plan provides the overall policy guidance for the physical development of the City**
- **Includes recommendations regarding land use, zoning, the environment, historic preservation, transportation, housing, public facilities, parks**
- **Forms the basis of future planning and zoning decisions for citizens, Mayor and Council, Planning Commission, City staff, property owners**
- **Provides guidance for improvements in the City's CIP**
- **At the neighborhood level, can address site or area-specific problems through detailed analysis**
- **Represent the neighborhood's vision for its own future**
- **Function as resource document for current and future residents**



# Aerial Location



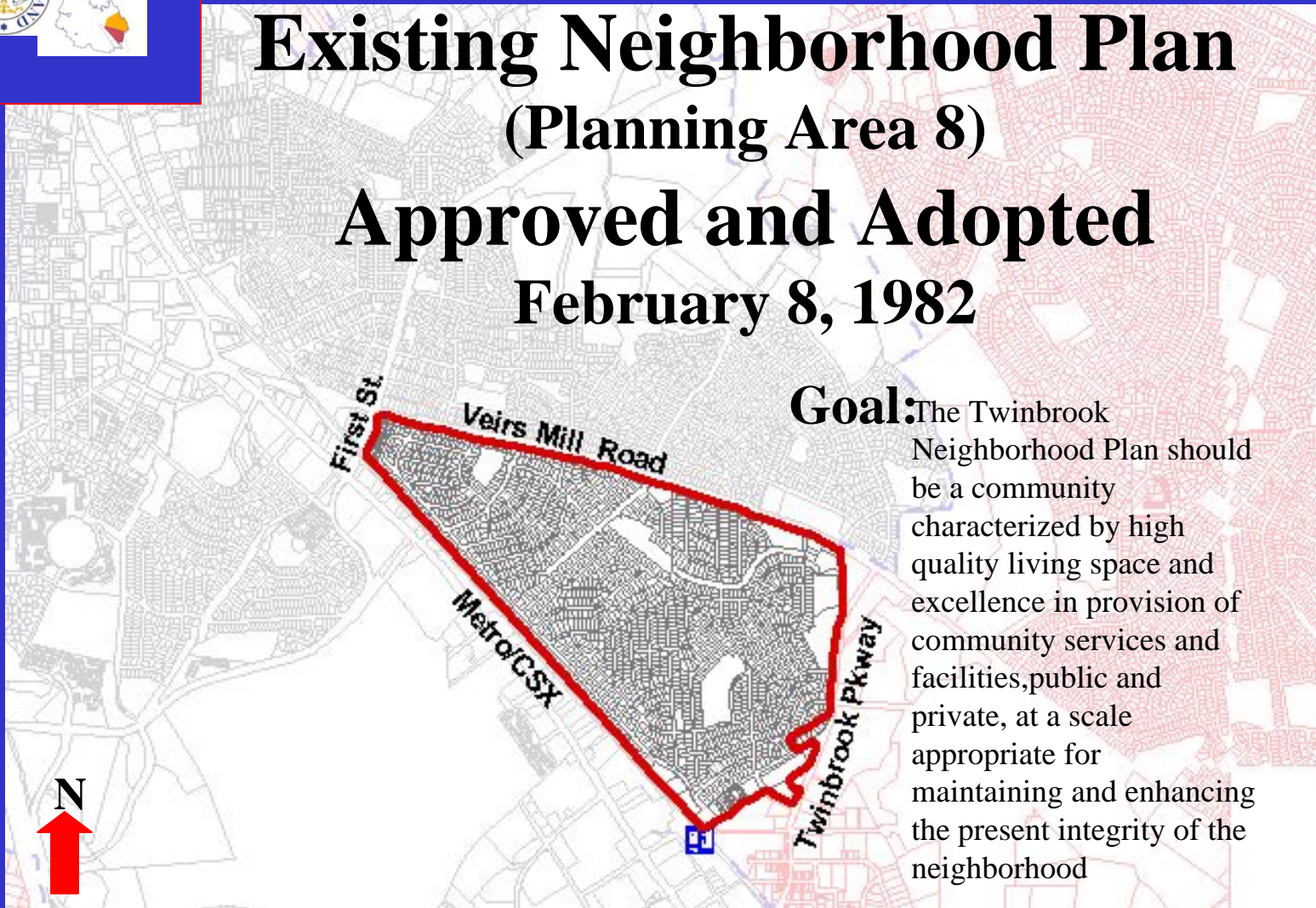




# Existing Neighborhood Plan (Planning Area 8)

**Approved and Adopted  
February 8, 1982**

**Goal:** The Twinbrook Neighborhood Plan should be a community characterized by high quality living space and excellence in provision of community services and facilities, public and private, at a scale appropriate for maintaining and enhancing the present integrity of the neighborhood



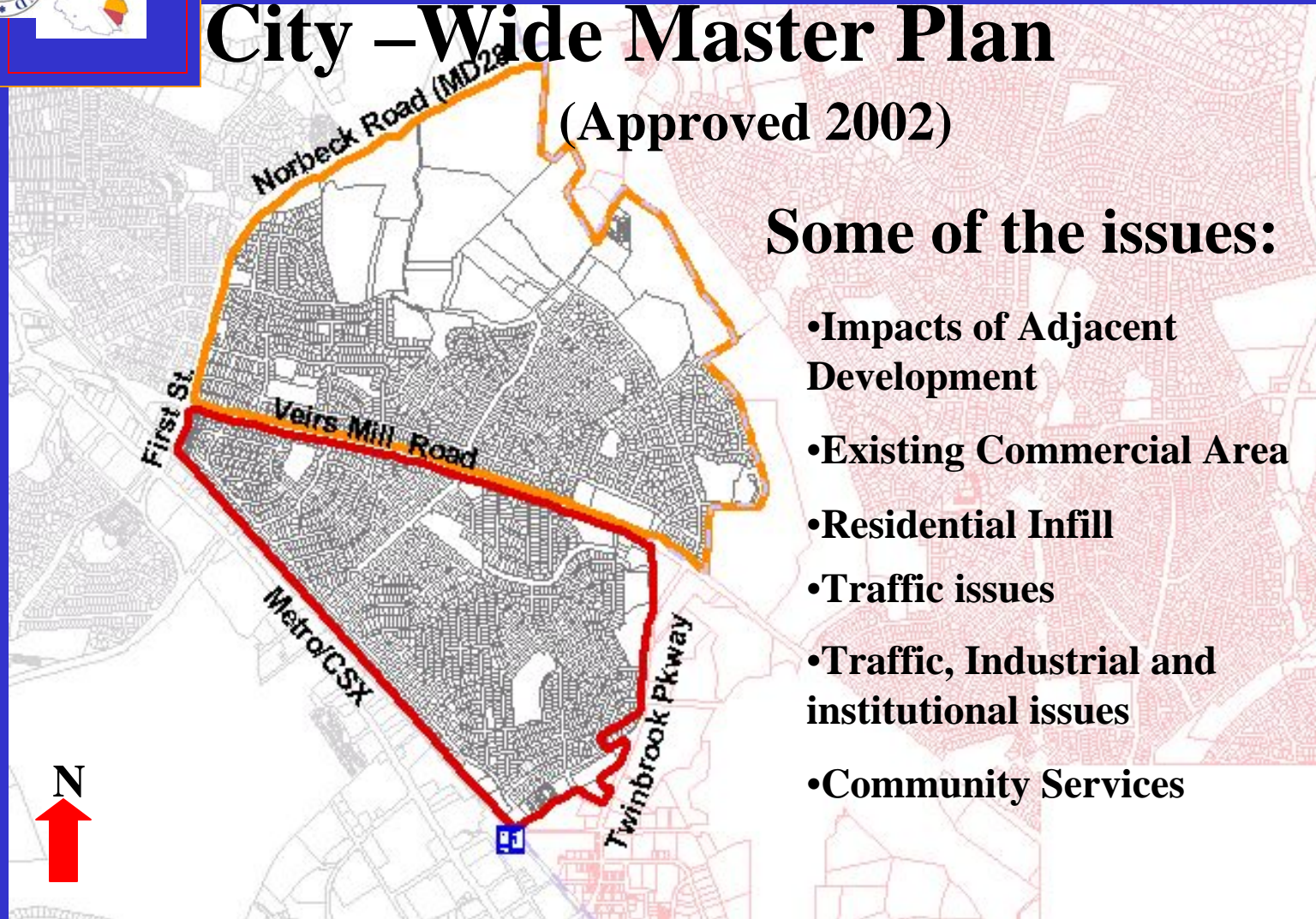




# Recommendations

## City – Wide Master Plan

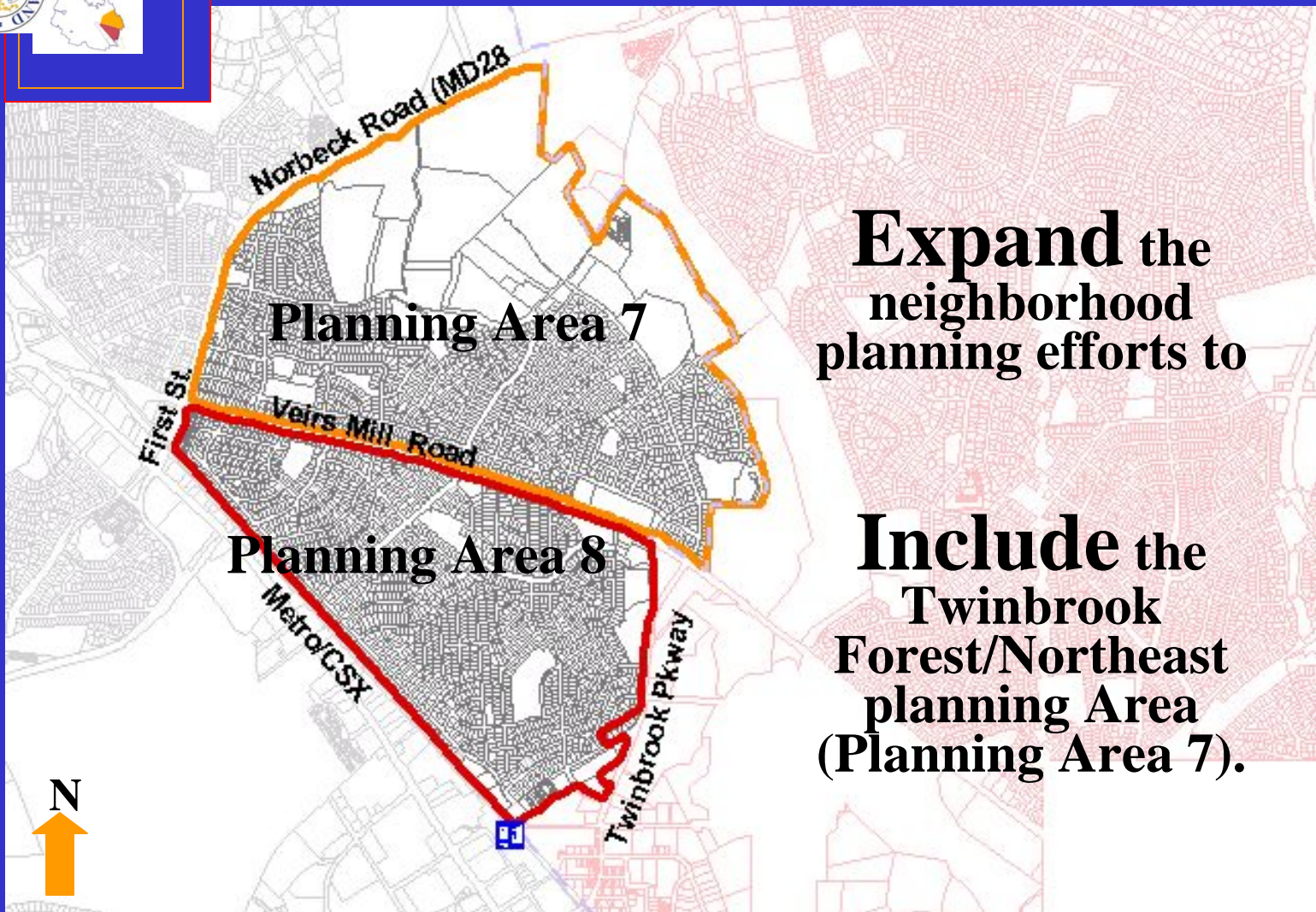
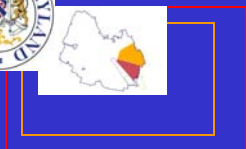
(Approved 2002)



### Some of the issues:

- Impacts of Adjacent Development
- Existing Commercial Area
- Residential Infill
- Traffic issues
- Traffic, Industrial and institutional issues
- Community Services

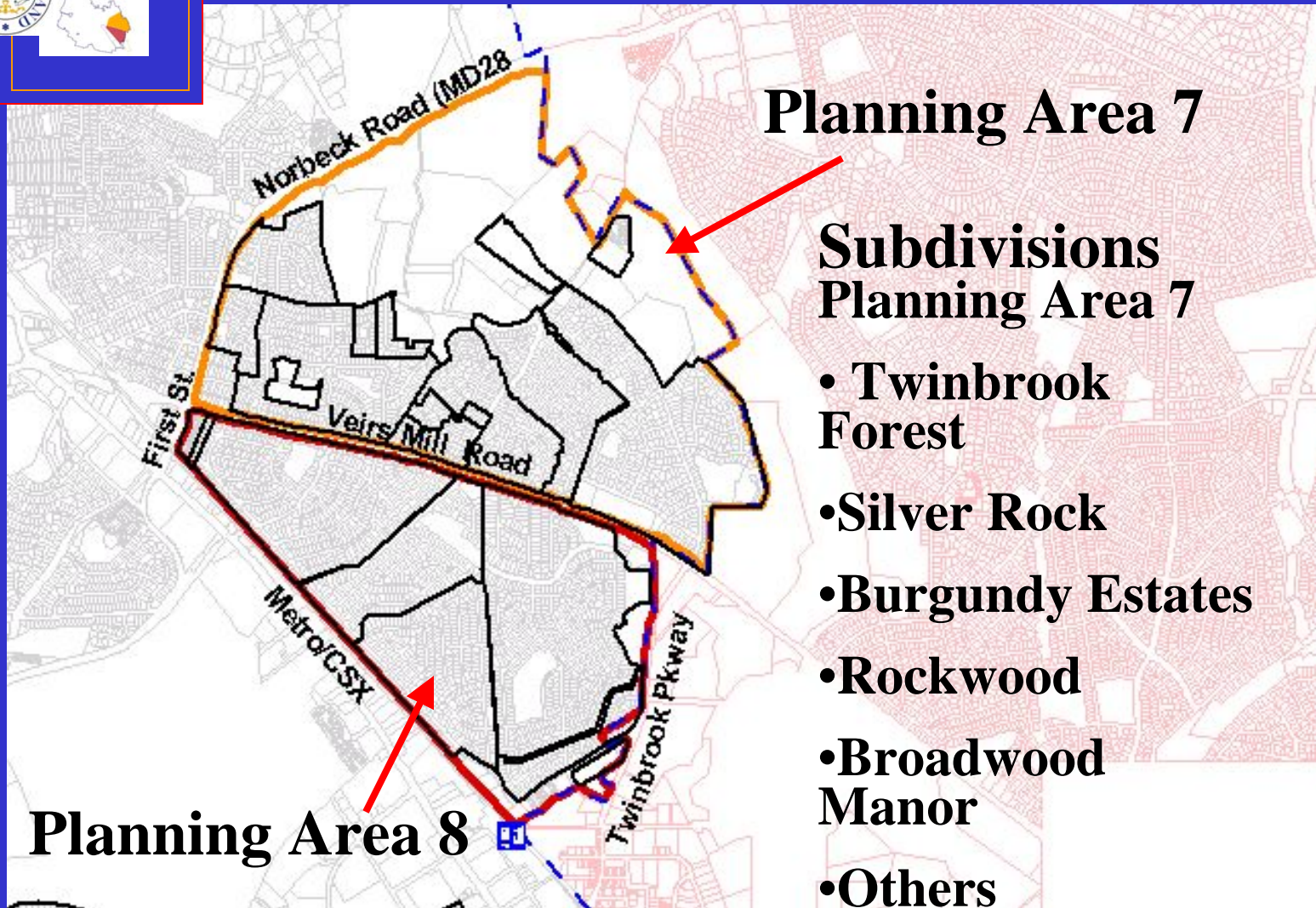




**Expand** the  
neighborhood  
planning efforts to

**Include** the  
Twinbrook  
Forest/Northeast  
planning Area  
(Planning Area 7).





## Planning Area 7

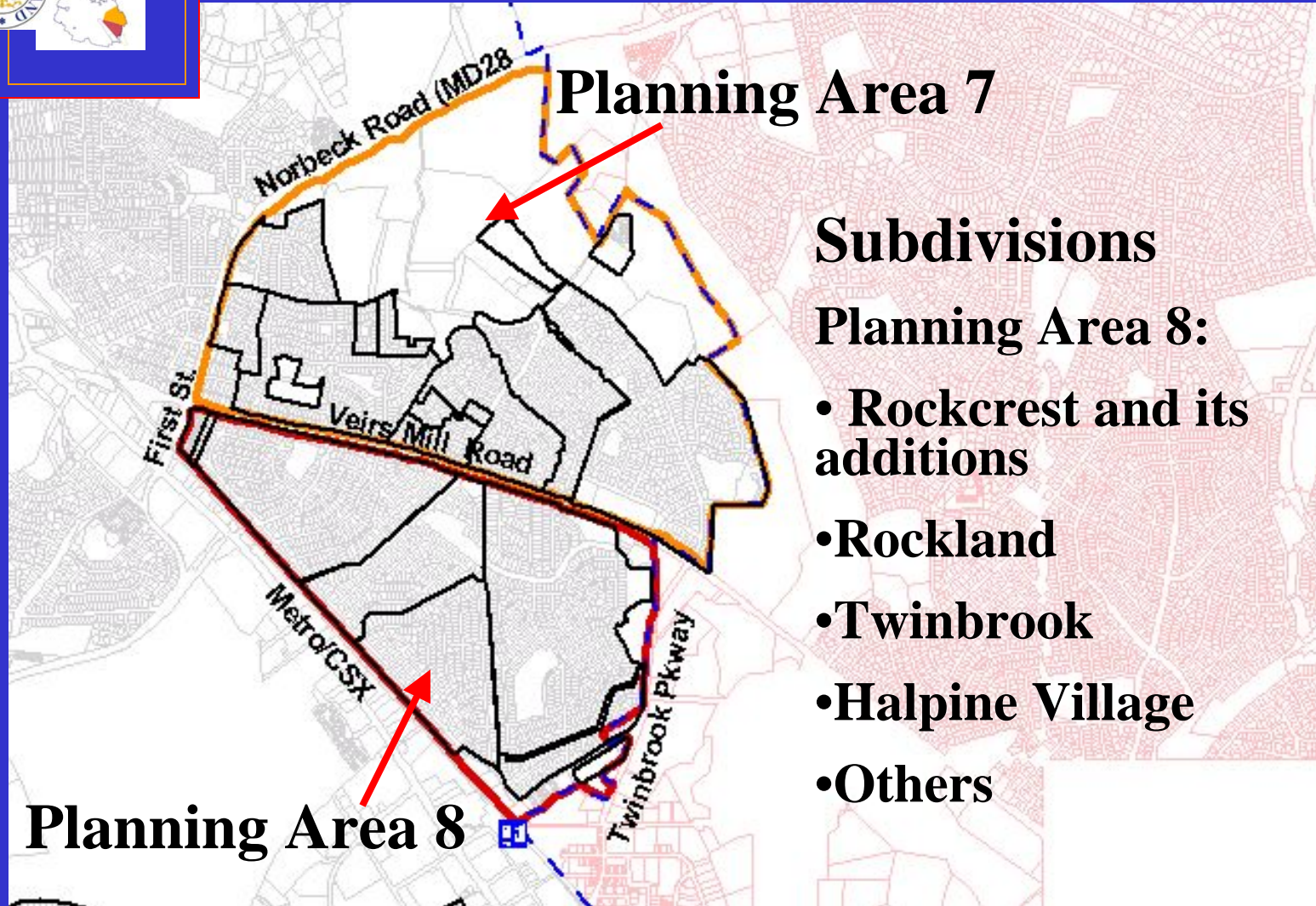
### Subdivisions Planning Area 7

- Twinbrook Forest
- Silver Rock
- Burgundy Estates
- Rockwood
- Broadwood Manor
- Others

N







## Planning Area 7

### Subdivisions

#### Planning Area 8:

- Rockcrest and its additions
- Rockland
- Twinbrook
- Halpine Village
- Others

N



## Planning Area 8





# Estimate of Land Use Acreage

<b>Area (acres)</b>	<b>1,298</b>
<b>Single-Family Residential</b>	<b>1,053</b>
<b>Parkland</b>	<b>122</b>
<b>Attached/multifamily (Public)</b>	<b>18.8</b>
<b>Open Space (Cemetery)</b>	<b>13.8</b>
<b>Commercial (Retail)</b>	<b>13.6</b>
<b>Attached/Multifamily</b>	<b>18.8</b>
<b>Public Facilities</b>	<b>58</b>



# Similar Demographic Profile

Neighborhood General Characteristics	Twinbrook Planning Area 8	Northeast Rockville: Planning Area 7	City of Rockville
Population	5,414	5,433	47,388
Male	2,767	2,692	23,106
Female	2,647	2,741	24,282
Under 5 years	345	361	2,992
65 years and over	612	719	6,215
Housing	2,683	2,006	17,786
Median value (dollars)	148,500	159,717	198,700
Occupied housing units	2,624	1,964	17,247
Vacant housing units	59	42	539

Census 2000

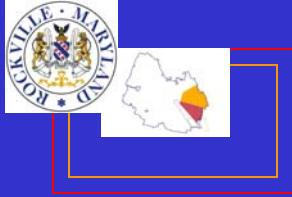


# Race

Race	Twinbrook PA7 and PA8		City of Rockville Percent
	Population	Percent	
<b>Population (total)</b>	<b>10,847</b>	<b>100%</b>	<b>100%</b>
White	7,376	68%	68%
Black or African American	651	6%	9%
Asian	976	9%	15%
All other	1,627	15%	8%

Hispanic or Latino (of any race) = 2,169 (20%). City of Rockville = 12%

Census2000



# **Twinbrook Neighborhood Planning Efforts**

**To date:**

- **Assembly and organization of staff team**
- **Assist MNCPPC – Twinbrook Sector Plan**
- **Door-to-door Field Visits to business centers**
- **Meetings with community groups**
- **Distributed report at community meetings**
- **Appointed advisory group**
- **Assembled workshop and survey data**



# **SWOT Analysis Report**

**Twinbrook Community Meetings  
November 9 and 16**

**“Most Important Issues”**



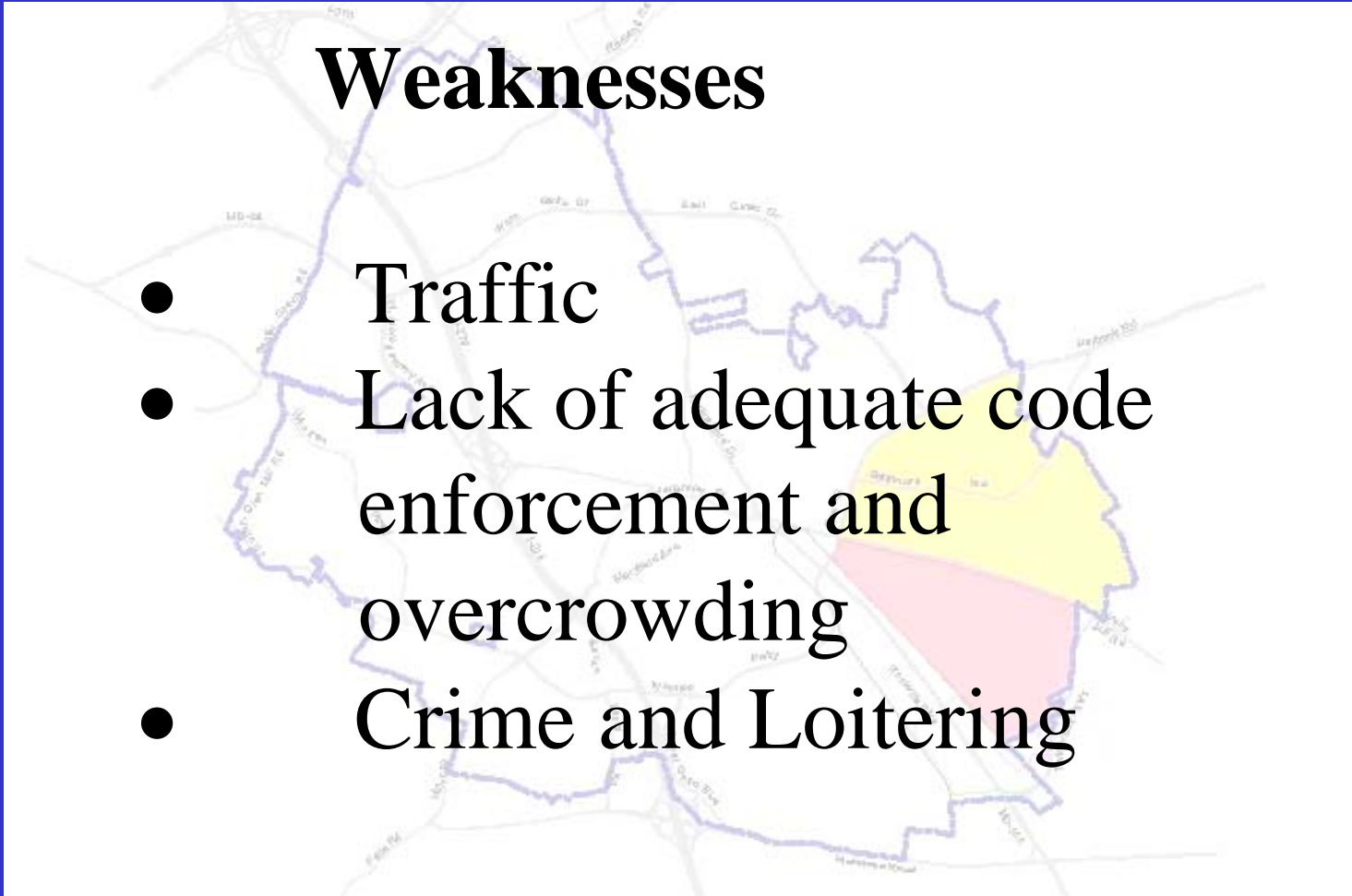
## Strengths

- Convenient to Metro
- Convenient to services
- Parks and Recreational facilities
- Neighbors/people



## Weaknesses

- Traffic
- Lack of adequate code enforcement and overcrowding
- Crime and Loitering







# Opportunities

- ☐ • Increase transit – particularly bus service to and from Metro
- ☐ • Home improvement/expansion
- ☐ • Recreational options – both City and commercial



## Threats

- Traffic worsening
- Over-development/Twinbrook Commons
- Lack of Code Enforcement – plus overcrowding/parking



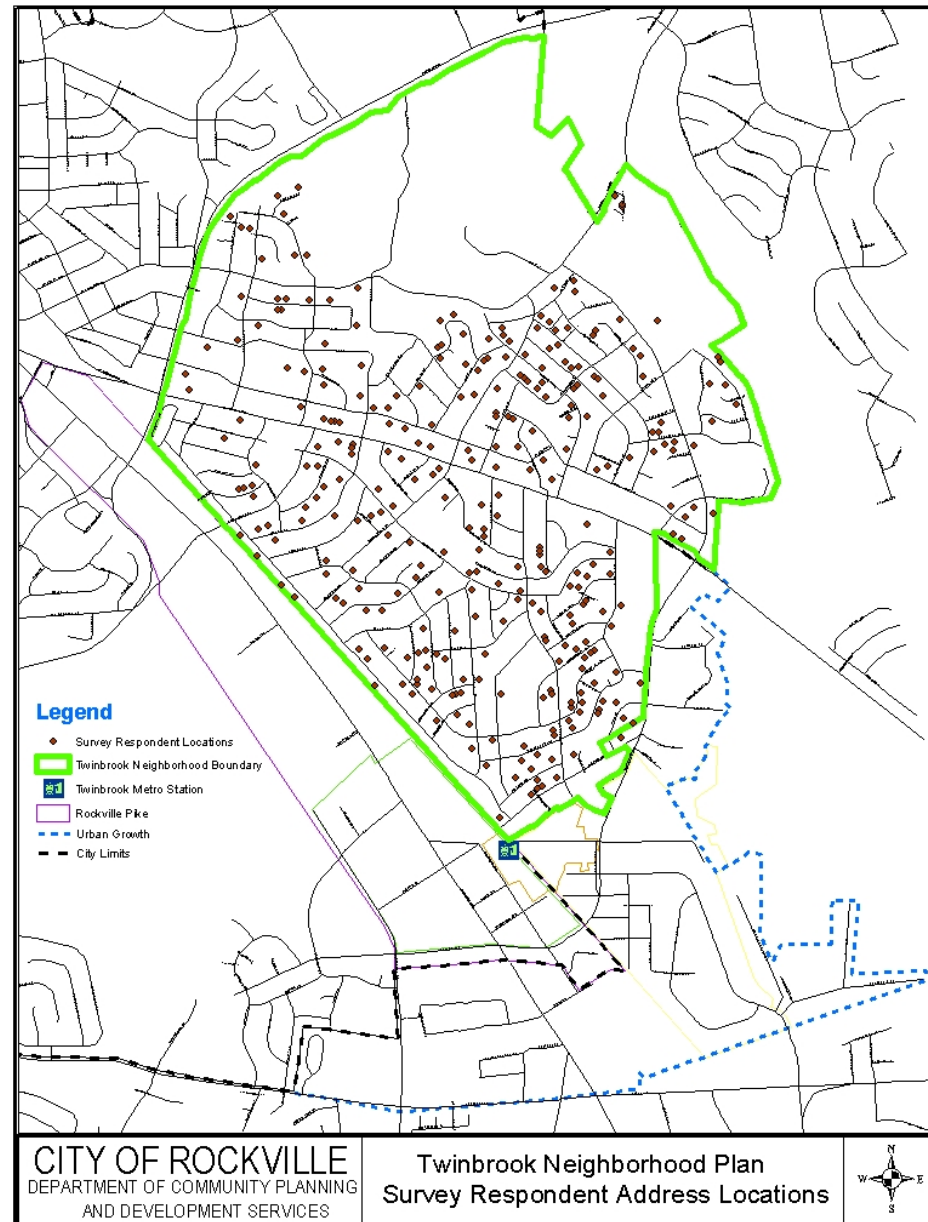
# **Surveys Report**

## **“Top Community Survey Results”**

**That reflect the community weighing of  
current neighborhood priorities.**



# Survey Respondent Address Location





# **“Top”**

**1. Do you own or rent your home?**

**Homeowner**

**94%**

**2. How many years are you live in the neighborhood?**

**10 years or less**

**38%**

**31 + years**

**34%**

**3. How many years have you worked in the neighborhood?**

**10 years or less**

**41%**

**4. Why did you locate here?**

**Affordable Housing**

**40%**

**Close to work**

**30%**



## “Top ”

### 5 What do you like about the neighborhood?

**Convenient to Shopping/Services 41%**

**Quiet Neighborhood 29%**

### 6 What do you see as neighborhood problems?

**Property Maintenance 32%**

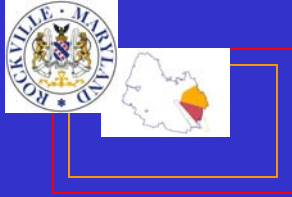
**Cut through traffic 27%**

### 7. What city programs would you like to see continue or expand?

**Street Tree Planting 48%**

**Community Services Programs Expanded 49%**

**Housing and Highway Improvement 48%**



# Graphic SWOT Analysis Workshop





# Identify Initiatives and Strategies

## •Red Dots



## -Worst Places

Where are the worst areas or weaknesses and problems?

## •Blue Dots



## -Best Places

Where are the best areas or strengths and assets of the community?

## •Green Dots



-Where should we focus our initial resources on making improvements in the community?



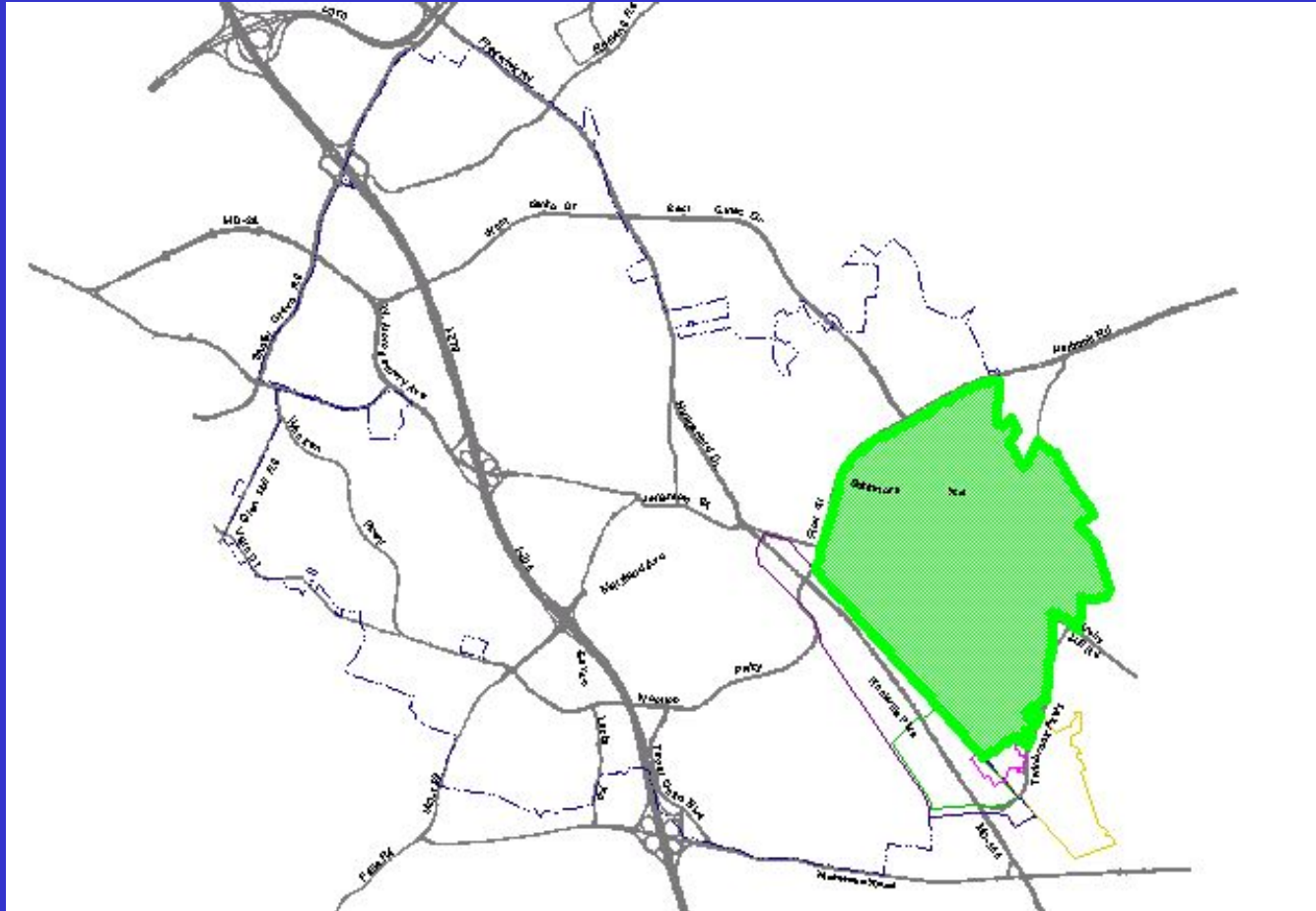


# Next Steps/Response Form





# Twinbrook Neighborhood Plan



City of Rockville